

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Schenectady Consortium

State: NY

PJ's Total HOME Allocation Received: \$22,933,120

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	28		
Program Progress:							
% of Funds Committed	91.59 %	92.74 %	20	92.82 %	37		37
% of Funds Disbursed	86.78 %	76.92 %	13	82.38 %	62		60
Leveraging Ratio for Rental Activities	0.63	2.15	20	4.55	11		13
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	72.82 %	1	80.69 %	100		100
% of Completed CHDO Disbursements to All CHDO Reservations***	68.56 %	68.56 %	20	67.01 %	45		45
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	75.00 %	79.28 %	19	79.23 %	28		28
% of 0-30% AMI Renters to All Renters***	25.00 %	48.93 %	19	44.47 %	16		18
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	75.00 %	94.30 %	25	93.93 %	7		6
Overall Ranking:				In State:	25	/	28
				Nationally:	19		21
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$15,953	\$50,155		\$24,984	12 Units		1.00 %
Homebuyer Unit	\$16,588	\$14,772		\$14,192	544 Units		46.30 %
Homeowner-Rehab Unit	\$12,485	\$11,807		\$20,036	620 Units		52.70 %
TBRA Unit	\$0	\$5,288		\$3,164	0 Units		0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Schenectady Consortium NY

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$26,016	\$65,765	\$13,666
State:*	\$100,532	\$90,478	\$15,850
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ:	3.9 %
National Avg:	1.1 %

R.S. Means Cost Index: 0.96

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	41.7	59.6	75.5	0.0
Black/African American:	50.0	24.4	19.4	0.0
Asian:	0.0	3.8	0.5	0.0
American Indian/Alaska Native:	0.0	0.8	0.5	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.2	0.0
American Indian/Alaska Native and White:	0.0	0.2	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.2	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.8	0.7	0.0
Asian/Pacific Islander:	8.3	2.1	0.2	0.0

ETHNICITY:

Hispanic	0.0	8.2	3.0	0.0
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HOUSEHOLD SIZE:

1 Person:	33.3	19.4	43.4	0.0
2 Persons:	25.0	19.6	25.2	0.0
3 Persons:	0.0	24.0	11.2	0.0
4 Persons:	33.3	21.3	11.0	0.0
5 Persons:	8.3	9.5	5.4	0.0
6 Persons:	0.0	4.8	2.1	0.0
7 Persons:	0.0	0.6	1.3	0.0
8 or more Persons:	0.0	0.8	0.3	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	50.0	23.2	19.4	0.0
Elderly:	0.0	2.1	37.8	0.0
Related/Single Parent:	33.3	33.1	16.8	0.0
Related/Two Parent:	16.7	36.2	20.9	0.0
Other:	0.0	5.5	5.1	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	8.3	1.9 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	91.7	

of Section 504 Compliant Units / Completed Units Since 2001 5

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Schenectady Consortium


State: NY

Group Rank: 19
(Percentile)

State Rank: 25 / 28 PJs

Overall Rank: 21
(Percentile)

Summary: 1 / **Of the 5 Indicators are Red Flags**

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	68.56	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	75	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	75	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	1.94	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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